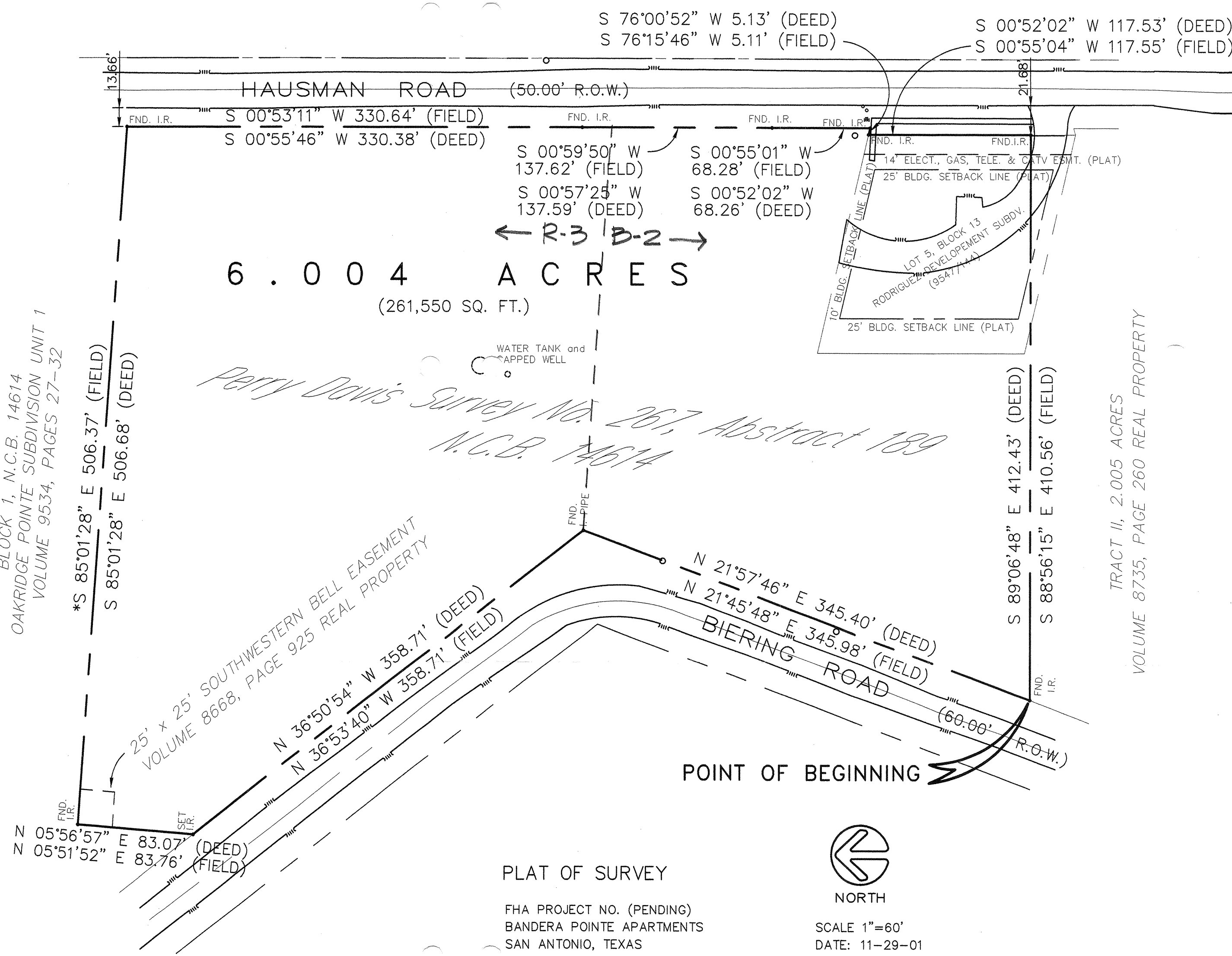


FILE NAME - BPA-SRVT.dwg

BLOCK 1, N.C.B. 14614
OAKRIDGE POINTE SUBDIVISION UNIT 1
VOLUME 9534, PAGES 27-32



PLAT OF SURVEY

FHA PROJECT NO. (PENDING)
BANDERA POINTE APARTMENTS
SAN ANTONIO, TEXAS

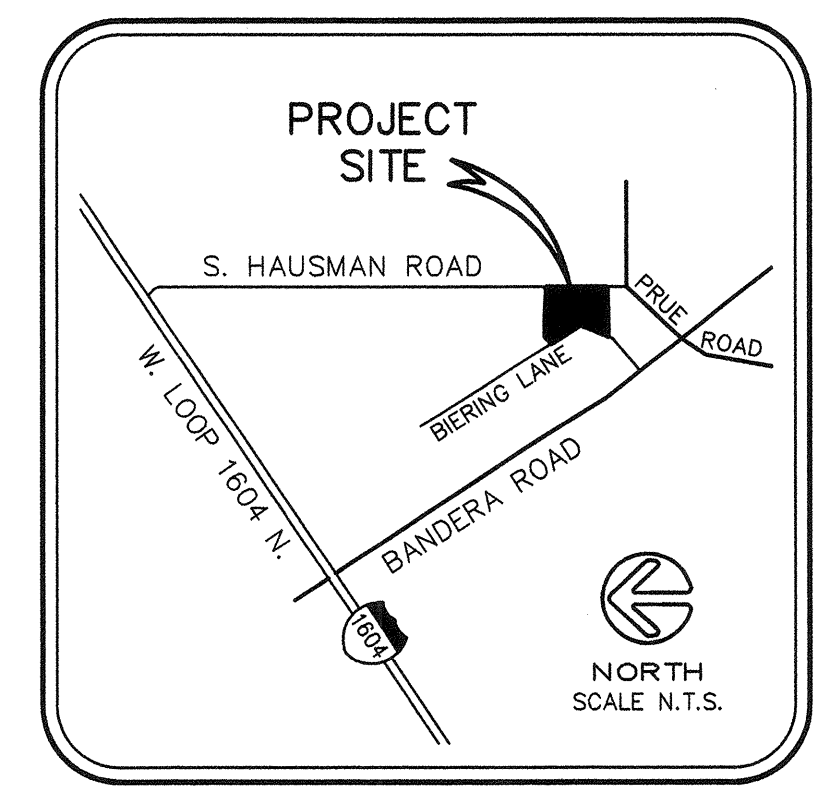


SCALE 1"=60'
DATE: 11-29-01

BEING 6.004 ACRES (261,550 SQ.FT.) OF LAND, MORE OR LESS, OUT OF THE PERRY DAVIS SURVEY NO. 267, ABSTRACT 189, N.C.B. 14614. CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND ALSO BEING DESCRIBED AS "TRACT NO. 1", A 5.998 ACRE TRACT IN VOLUME 8735, PAGE 260 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT TO THE RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN VOLUME 9547, PAGE 144 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; VOLUME 7412, PAGE 1093; VOLUME 8668, PAGE 925 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; VOLUME 1073, PAGE 240 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALL OTHER RESTRICTIVE COVENANTS AND EASEMENTS.

*NOTE:
BEARING BASED ON DEED RECORDED IN VOLUME 8735, PAGE 260 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP

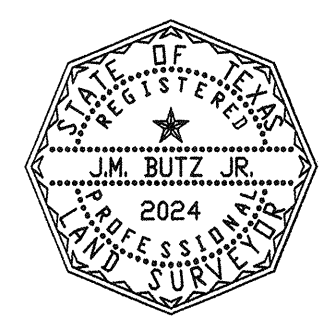
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"). BORROWER: REYGAR TWO, LTD., MORTGAGEE: RED MORTGAGE CAPITAL, INC., AND TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY OF TEXAS, AND TO THEIR SUCCESSORS AND ASSIGNS. THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF SAN ANTONIO, COUNTY OF BEXAR ON 7-19-2001; AND THAT IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND CERTIFICATE, FORM HUD-2457, SUBSTANTIALLY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED IN THE CURRENT "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS."

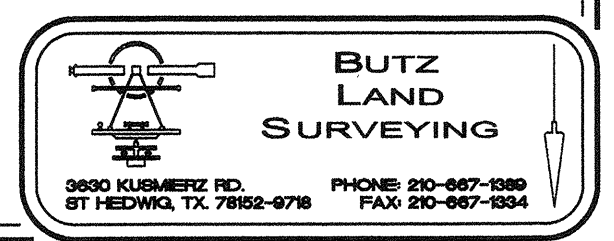
TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, AND THE PREMISES ARE FREE OF ANY, 500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C 0242 E

DATE: 11-29-2001



BUTZ LAND SURVEYING
J. M. BUTZ, JR., R.P.L.S. NO. 2024
JOB NO. 01-172

PREPARED BY



DRAWN CEI/BLS SHEET 01 OF 01

VRP# 02-04-081



City of San Antonio
New
Vested Rights Permit
APPLICATION

02 APR 11 PM 1:28
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Permit File: # VRP 02-04-081
Assigned by city staff

Date: 4/11/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent: KEYGART TWO, LTD./EDUARDO F. GARCIA
2. Address: 611 N. FLORES, SUITE 201
3. Zip: 78209 Telephone #: 225-0077
4. Site location or address 10953 BEIRING LN.
5. Council District 9 ETJ Over Edward's Aquifer Recharge () yes (☒) no

● **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

● **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

● **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

- Approved Plat (PENDING)

Plat Name: BANDERA POINTE APTS. Plat # 010620 Acreage: 6.004 Approval

Date: PENDING Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- Others

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §7.02 and §7.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

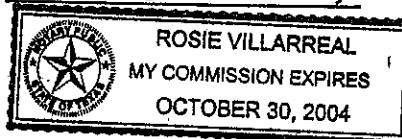
I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: EDUARDO F. GARCIA Signature: [Signature] Date: 4/11/02

Sworn to and subscribed before me by on this 11th day of April 20 02, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 10-30-2004

Rosie Villarreal



City of San Antonio use

DUE TO SUBSTANTIAL MONETARY EXPENTITURE/INVESTMENT

☒ **Approved**

VESTED 6-14-01

☐ **Disapproved**

Review By: [Signature] Date: 4-25-02
Assistant City Attorney

August 17, 2001

02-04-081

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR 11 PM 1:28

BUILD-TECH, L.L.C.

611 N. Flores, Suite 201
San Antonio, Texas 78205
(210) 225-0077

The Laredo National Bank
San Antonio
40 N.E. Loop 410, Suite 100
San Antonio, Texas 78279

0519

88-31/1149

CHECK NO.

DATE

AMOUNT

April 11, 2002

\$ 160.00

PAY
TO THE
ORDER
OF

City Of San Antonio

ONE HUNDRED SIXTY DOLLARS


AUTHORIZED SIGNATURE

Security features. Details on back.

⑈000519⑈ ⑆114900313⑆ ⑈250101402⑈